

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction HAYWARD

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
South Hayward BART at 28901 Mission Blvd	5+	Renter	150	0	1	0	151	151	Low Income Housing Tax Credits, Affordable Housing Program-Fed Home Loan, Morgage Revenue Bonds, Transit Oriented Development Program, Qualified	151	

									Residential Rental Project - California Debt Limit Allocation Committee, Mental Health Services Act Funding, Redevelopm ent Agency or Successor Agency Funds, Infill Infrastructur e Grant		
(9) Total of Moderate and Above Moderate from Table A3					1	147					
(10) Total by Income Table A/A3			150	0	1	147					
(11) Total Extremely Low-Income Units*			41								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	49	0	98	0	0	147	0

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	768	0	0	0	0	37	150	0	0	0	187	581
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	483	0	0	0	0	0	0	0	0	0	0	483
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		569	0	0	0	1	1	1	0	0	0	3	566
Above Moderate		1573	0	0	0	238	140	147	0	0	-	525	1048
Total RHNA by COG. Enter allocation number:		3393											
Total Units ▶ ▶ ▶			0	0	0	239	178	298	0	0	0	715	2678
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Rehabilitation Loan Program (HRLP)	Ensure the safety and habitability of the City's housing units and the quality of its residential areas	Ongoing - Subject to CDBG funding availability	During the reporting period, \$168,000 was expended on HRLP grants and loans utilizing CDBG funds. Thirteen (13) low-income homeowners received assistance to upgrade and repair their homes, and to conduct lead inspections.
Residential Rental Inspection Program	Safeguard the stock of safe, sanitary rental units within the City and protect local residents through systematic inspection of rental housing throughout the City	Ongoing	Approximately 379 single-family homes and 2,570 apartments in 310 multifamily rental properties were inspected during the reporting period.
Green Building Ordinance	Encourage compliance with the City's Green Building Ordinance while minimizing the cost of compliance for residential developers	June 2011	In February 2010, the City developed a Fee-deferral Ordinance to encourage residential developments exempt from the Ordinance to comply voluntarily. Staff is currently considering potential amendments to the City's GBO. Given the changes to Cal Green that took effect in 2014, there is less need for a local GBO.
Purchase, Rehabilitation, and Resale of Foreclosed Properties	To prevent blight and abandonment in neighborhoods with a high concentration of foreclosures	Completed in September 2011	Working with Habitat for Humanity East Bay, the City of Hayward implemented an acquisition, rehabilitation, and resale of single-family foreclosed homes utilizing a \$1.5 million of Federal Neighborhood Stabilization Program grant

			from 2008 to 2011. Upon completion of the rehabilitation work, the homes (a total of 9) were sold at affordable prices to low and moderate-income households. The homes were located in areas severely affected by foreclosures.
Purchase, Rehabilitation, and Resale of Foreclosed Properties	To prevent blight and abandonment in neighborhoods with a high concentration of foreclosures	Completed at the end of 2012	As a member of the Alameda County NSP-2 Consortium, the City of Hayward received an additional \$1.5 million of NSP funding. In partnership with Habitat, the City utilized these NSP-2 funds to supplement its NSP-1 Acquisition, Rehabilitation and Resale of Foreclosed Homes Program. Eleven (11) additional homes were included in the Program utilizing NSP-2 funds.
Crime Free/Crime Prevention through Environmental Design (CPTED)	To provide a safe and decent living environment for all residents	Ongoing	An Ordinance that requires CPTED for all new multi-family developments will be adopted in 2015. The City's Police Department continues to review all development proposals to adequately address crime and safety and to promote CPTED strategies.
Density Bonus	To provide incentives for residential developments that set aside a certain portion of the units as affordable to lower and moderate-income households	Ongoing	A brochure describing the Density Bonus Ordinance for distribution to potential developers to promote affordable housing development will be developed in 2015.
Provision of Adequate Sites	To provide adequate sites to facilitate housing development which can accommodate a range of housing by type, size, location, price, and tenure	2012	Implementation of the 238 Corridor Bypass Land Use Plan started in 2010. The programmatic elements of the Lump Sum Stipend and the Opportunity to Purchase Home Program (OPHP) was completed by December 31, 2012.
Provision of Adequate Sites	To provide adequate sites to facilitate housing development which can accommodate a range of housing by type, size, location, price, and tenure	Ongoing	The City continued to update its inventory of vacant and underutilized residential and mixed use sites that can accommodate the City's Regional Housing Needs Allocation (RHNA).
Development Fees and Processes	To offset or minimize the impact of development fees and processes on the feasibility of residential development	Ongoing	City staff continues to meet with builders and developers on a bimonthly basis to obtain input on improving the Precise Development Plan (PDP) process. Staff will also develop new internal procedures for the review of PDP applications and plans before the end of the planning cycle.
Extremely Low-Income and Special Needs Housing	Pursuant to State Law, make provision for housing for extremely low-income households through the City's Zoning Ordinance	Within one year of Adoption of the Housing Element	Necessary amendments will be made to the Zoning Ordinance by the end of 2015. Also, appropriate language was included in the City's two new form-based codes: South Hayward BART, which was adopted in October 2011 and Mission Blvd. Corridor, which was adopted January 2014. Most of the City's General Commercial (CG) zoning will be replaced with new zoning designations per the Mission Boulevard Corridor Specific Plan and form-based Code. The new code will include an area similar to the CG Zone in size and number of parcels that will allow Emergency Homeless Shelters and SROs.
Universal Design Principles	To promote the use of Universal Design	End of 2010	In 2015, the City will develop an ordinance that promotes the use of Universal

	Principles in new construction and rehabilitation of housing		Design Principles in new construction and rehabilitation of housing.
Preservation of At-Risk Housing	Avoid the loss of assisted housing units and the resulting displacement of low-income residents	Ongoing	In 2014 an existing affordable senior complex was preserved by Eden Housing, Inc. The property, Montgomery Plaza, which was owned by a for-profit company, was originally financed with a HUD 223f FHA insured mortgage but without a long term use agreement. In order to preserve its long term affordability, Eden Housing acquired the property and refinanced it with tax exempt bonds, 4% tax credits, an AHP commitment and an FHA insured 223f tax credit pilot loan through HUD.
First-Time Homebuyer Down Payment Assistance Program	Encourage the development of ownership housing and assist tenants to become homeowners to reach a 70% owner-occupancy rate, within the parameters of federal and state housing law	Subject to Low-Mod funding	Due to the dissolution of Redevelopment, the City discontinued this program. However, during 2014 the City processed six (6) subordination requests from lenders which allowed program participants to benefit from lower, more favorable, interest rates, which in turn translated into savings for their households, improving the affordability of the homes for the participants of the City's homeownership programs.
Mortgage Credit Certificate Program	Encourage the development of ownership housing and assist tenants to become homeowners to reach a 70% owner-occupancy rate, within the parameters of federal and state housing law	Ongoing	The City contributes towards the administration costs of the MCC program, which is administered by the Alameda County Housing and Community Development Department (HCD). The MCC program allows low- and moderate-income homebuyers to deduct 15% of their annual mortgage interest payments on their federal income tax returns, effectively lowering the dollar amount of their monthly mortgage payments. In 2014, four (4) Hayward homebuyers obtained an MCC allocation and nine (9) homeowners had their allocations reissued.
Tenant-Based Rental Assistance for Emancipated Youth	Assist in the provision of housing that meet the needs of all socioeconomic segments of the community	Ongoing - Subject to the availability of HOME funds	Approximately \$140,000 were provided to Project Independence, a program implemented by a non-profit organization that provides tenant-based rental assistance to emancipated youth. Thirty-one (31) Hayward at-risk youth were housed through this program
Foreclosure Prevention and Counseling	Help Hayward homeowners at-risk of losing their homes prevent or avoid foreclosures	Ongoing	The City continues to provide assistance to at-risk homeowners through partnerships with HUD-approved non-profit counseling organizations. Resources available to at-risk homeowners are still posted on the City's website. However, major outreach events have been discontinued due to significant decline in the rate of foreclosures and an uptick in the local real estate sector.
Fair Housing Services	To prevent and remedy illegal housing discrimination and to promote equal access to housing	Ongoing - Subject to CDBG funding availability	During the reporting period, the City provided \$25,000 to a local non-profit organization to conduct fair housing activities including an annual audit, tests, investigation of complaints, and fair housing workshops. The City also provided the organization \$26,000 for landlord-tenant mediation and education services.
Inclusionary Housing Ordinance	Assist in the provision of housing that	Ongoing -	The City's Inclusionary Housing Ordinance, adopted by the City in 2004,

	meet the needs of all socioeconomic segments of the community	Subject to Residential Development Activity in the City	requires that 15% of the units in new residential developments be made affordable to low and moderate-income households. The Ordinance applies to both ownership and rental housing developments consisting of 20 units or more. No deed restricted homes were completed during the reporting period.
Inclusionary Housing Ordinance	Mitigate any potential governmental constraints to housing production and affordability	Ongoing	At the end of 2010 the City adopted an interim relief Ordinance which lowered the in-lieu fees for most housing product types, allowed developers to pay in-lieu fees "by right", and delayed payment of those fees to close of escrow. At the end of 2011, the City also clarified some provisions of the Relief Ordinance, including allowing the application of relief provisions to developments subject to existing inclusionary agreements but not yet constructed. At the end of 2013, the City approved an additional extension of the relief provisions through the end of 2014 to conduct a Nexus Study and determine whether further amendments to the Relief Ordinance or a reinstatement or permanent modification of the Ordinance are justified given the improvements in the local housing market.
Preservation of At-Risk Housing	Ensure viability and long-term affordability of rental and ownership stock of the City's deed restricted units	Ongoing	The City's Housing Division staff continued to monitor compliance of owners of affordable properties with income, occupancy, maintenance, and other regulatory restrictions required by funding sources including former Low/Mod and HOME funds and tax exempt bonds issued by the City. In 2014, the City's Housing Specialist monitored over 75 deed restricted ownership homes and over 1,400 City-funded/ sponsored affordable apartments located in 20 rental properties.
Crime Free/Crime Prevention through Environmental Design (CPTED)	Maintain and enhance the existing viable housing stock and neighborhoods within the City	Ongoing	In 2009, the City's Police Department launched the Crime Free Multi-Housing Program which consists in educating managers and owners of multi-family rental properties on how to address and prevent crime and improve safety. To date, managers from a total of 109 local rental properties have attended the trainings. Currently, there are sixteen (16) fully certified properties in the program. There were a total of two 8-hour trainings and two 2-hour manager trainings held in 2014.
Development Fees and Processes	Mitigate any potential governmental constraints to housing production and affordability	Ongoing	In February 2010, the City Council approved a series of developer incentives that allow payment of the City's park dedication in-lieu fee and the supplemental building and construction improvement tax to be deferred to close of escrow.

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General Comments: